



LOCAL AGENCY FORMATION COMMISSION

455 COUNTY CENTER, 2ND FLOOR • REDWOOD CITY, CA 94063-1663 • PHONE (650) 363-4224 • FAX (650) 363-4849

July 12, 2012

To: Members, Formation Commission

From: Martha Poyatos, Executive Officer

Subject: LAFCo File No. 12-04--Request by the City of Redwood City to Extend Water Service to 930 Far Creek Way, Unincorporated San Mateo County

Summary

Pursuant to Government Code Section 56133, Commission approval is required for extension of service by local agencies to territory outside the agency's boundaries. This section requires that the public agency apply to LAFCo by resolution on behalf of the landowner. In this case, the City of Redwood City has applied for extension of water service to a proposed single family home on a newly created parcel on Far Creek Way in Unincorporated Emerald Lake Hills. A water connection is a County of San Mateo condition of approval for the subdivision and proposed single family home. The project area is within the sphere of influence of the City of Redwood City and the City's water service area. Commission approval is recommended.

Staff Report and Recommendation:

This proposal was submitted by resolution of the City of Redwood City as a condition of approval of the San Mateo County Planning Commission for a minor subdivision and construction of a single family home. It is not contiguous to the City boundary. The subject area is within the sphere of influence of the City of Redwood City and the City's water service area under the City's water supply agreement with San Francisco Public Utilities Commission. Section 56133 allows LAFCo to approve extension of water service in anticipation of annexation and within city or district spheres of influence.

Departmental and Agency Reports:

San Mateo County Environmental Health

San Mateo County Environmental Health reports that the City of Redwood City provides the available water and the County-governed Emerald Lake Heights Sewer Maintenance District provides sewer service in the area and the proposal has no adverse environmental health significance.

Assessor:

The property is assessed at \$1,219,458.

Elections:

There are two registered voters residing at the existing home on this parcel proposed for subdivision.

San Mateo County Long Range Planning Division:

The General Plan land use designation is Low Density Residential and zoning is residential hillside/design review. General Plan Policies 7.3, 7.7, 8.29, 8.31, 10.10 and 10.13 encourage infill development at appropriate densities in locations where appropriate infrastructure can be provided and encourage extension of such infrastructure including water service to new development in unincorporated areas. The proposed extension is consistent with the listed policies and with the existing land use designation, zoning and existing development pattern.

City of Redwood City:

The City of Redwood City reports that extension is consistent with water service delivery patterns in the area.

LAFCo File 12-04 –Extension of Water by Redwood City to 930 Far Creek Way
July 12, 2012

California Environmental Quality Act (CEQA):

The County of San Mateo, acting as lead agency under the California Environmental Quality Act (CEQA) as lead agency found that the project is exempt from CEQA pursuant to Section 15303, Class 3, relating to new construction of a single family home.

Recommendation:

1. By motion, it is recommended the Commission make the certify that the water extension is exempt from CEQA pursuant to Section 15303 of Public Resources Code, Class 3 construction of exempt facilities (single family home).
2. By motion, approve LAFCo File No. 12-04—Proposed Extension of Water Service by the City of Redwood City to 930 Far Creek Way, and direct the Executive Officer to send a letter of approval to the City and the property owner.

C: Javier Sierra, City of Redwood City Water Department
Valera Fooksman, Maria Rutenburg, Property Owners

APPLICATION FOR A CHANGE OF ORGANIZATION OR REORGANIZATION TO
THE SAN MATEO
LOCAL AGENCY FORMATION COMMISSION

A. GENERAL INFORMATION

1. Briefly describe the nature of the proposed change of organization or reorganization.

Extension of water service to newly created parcel and to serve proposed single family residence at 930 Far Creek Way, Unincorporated Redwood City, pursuant to Government Code Section 56133

2. An application for a change of organization or reorganization may be submitted by individuals in the form of a petition or by an affected public agency in the form of a certified resolution. This application is submitted by (check one):

 Landowners or registered voters, by petition
 x An affected public agency, by resolution

3. What are the reasons for the proposal?
To provide water service to newly created residential parcel

4. Does this application have 100% consent of landowners in the affected area?
 x Yes No

5. Estimated acreage: approx 20,000 sq. feet one parcel and approx 24,000 sq feet second parcel

B. SERVICES

1. List the name or names of all existing cities and special districts whose service area or service responsibility would be altered by the proposed change of organization or reorganization.

N/A, proposal requests extension of service and does not propose boundary change

2. List all changes to the pattern of delivery of local services to the affected area. For each service affected by the proposed change(s) of organization, list the present source of service (state "none" if service is not now provided), the proposed source of service and the source of funding for construction of necessary facilities (if any) and operation. Examples are given on the first two lines of the space provided for your response.

SERVICE	PRESENT	PROPOSED	FUNDING SOURCE	
	SOURCE	SOURCE	CONSTRUCTION	OPERATING
water	None	"City of Redwood City"	proponent	fees

C. PROJECT PROPOSAL INFORMATION

1. Please describe the general location of the territory which is the subject of this proposal. Refer to major highways, roads and topographical features.
930 Far Creek Way, Unincorporated San Mateo County
2. Describe the present land use(s) in the subject territory:
Residential
3. How are adjacent lands used?
 North: Residential
 South: " "
 East: " "
 West: " "
4. Will the proposed change of organization result in additional development? If so, how is the subject territory to be developed?
Currently, 930 Far Creek way is developed with a single-family home, served by a single water connection by Redwood City. An additional water connection is a required condition of approval of subdivision to provide for construction of single-family residence on the newly created parcel.
5. What is the general plan designation of the subject territory?
Low density residential
6. What is the existing zoning designation of the subject territory?
RH (Residential Hillside)/Design Review
7. What rezoning, environmental review or development approvals have already been obtained for development in the subject territory?
Zoning officer has conditionally approved the subdivision at a public hearing.

8. What additional approvals will be required to proceed? (Please Check with County of San Mateo Public Works regarding right of way encroachment, etc.)

Standard building fees and engineering plans for the water and hydrant connection

9. Does any portion of the subject territory contain any of the following --agricultural preserves, sewer or other service moratorium or wetlands subject to the State Lands Commission jurisdiction? NO

10. If no specific development projects are associated with this proposal, will the proposal increase the potential for development of the property? If so, how? As noted above, water service is required as condition of approval of subdivision and construction of a single-family home.

IAFCo will consider the person signing this application as the proponent of the proposed action(s). Notice and other communications regarding this application (including fee payment) will be directed to the proponent at:

NAME: 930 FAR CREEK WY
ADDRESS: Redwood City CA 94062

PHONE:

ATTN: Valera Footsman

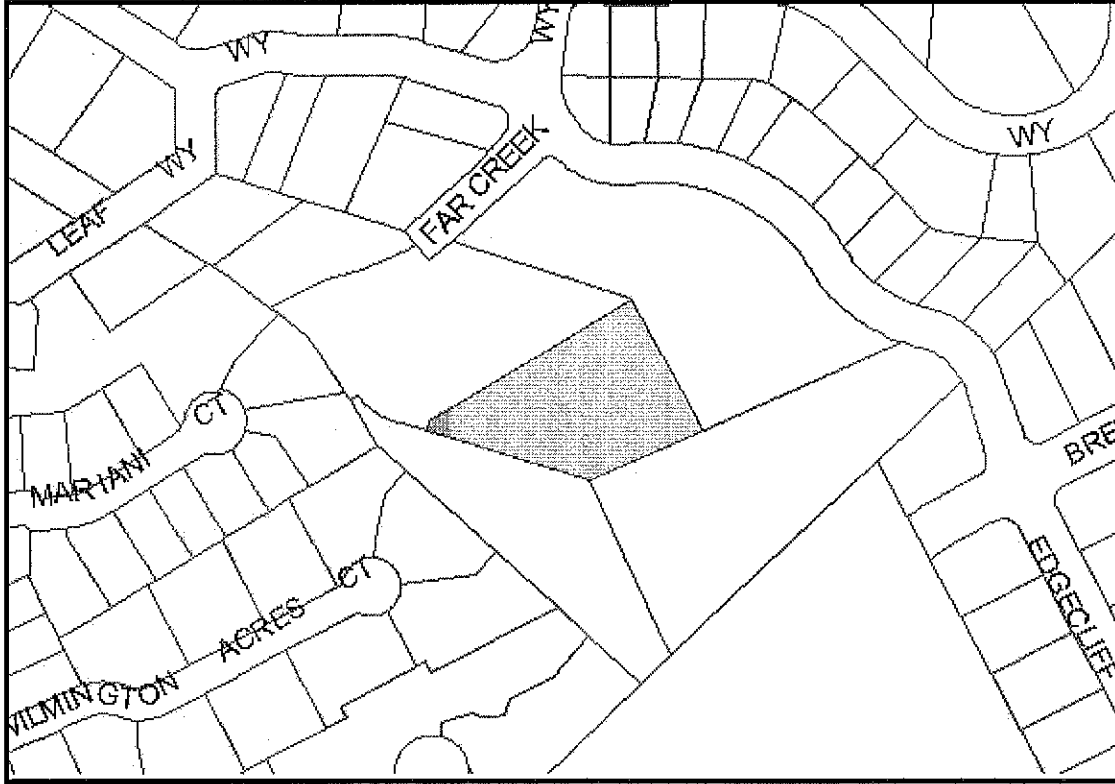
By:

B. H.
Signature of Proponent

Note: Pursuant to Government Code Sections 56700.1 and 81000 et seq. Any person or combination of persons who directly or indirectly contribute \$1000 or more or expend \$1000 or more in support of or opposition to a change of organization or reorganization that has been submitted to the Commission and will require an election must comply with the reporting and disclosure requirements of the Political Reform Act of 1974.

**SELECTED
PROPERTY**

Situs: 930 Far Creek Way , Redwood City
Owner: Fooksman Valera, 930 Far Creek Way, Redwood City, CA, 94062-
APN: 068194220



Property Owner Summary

APN: 068194220
Parcel ID: 4000090
Situs: 930 Far Creek Way
City: Redwood City
Owner: Fooksman Valera

Jurisdictions

Supervisorial: 4
Congressional: 18
Assembly: 22
Senatorial: 13
Election Precinct: 3703
City Name: EMERALD LAKE HILLS (UNINC)
Zip Code: 94062
Mitigation Fee Area: EMERALD LAKE
Zoning: RH/DR

Tax Rate Area# 073047

GENERAL TAX RATE
 COUNTY DEBT SERVICES
 REDWOOD CITY ELEM GENL PUR
 R C ELEM BOND SER 2002
 SEQUOIA HIGH BOND SER 97 A
 SEQUOIA HIGH BOND SER 1999

GENERAL COUNTY TAX
 FREE LIBRARY
 REDWOOD CITY EL BDS 1997 SER A
 SEQUOIA HIGH GENRL PURPOSE
 SEQUOIA HIGH BOND SER 1998
 SEQUOIA HIGH BD SER 02 A